



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **MEMORANDUM**

**Date:** October 28, 2015

**To:** Robert Best, Chairman, & Members, Planning Board

**From:** Jillian M. Harris, AICP, Planning & Zoning Administrator

**Subject:** **John B. Elias of JDog-NH, LLC. (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for a home occupation to permit a “junk” removal service. The parcel is located at 59 Bean Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 6B, Lot 145.

John Elias requests a review for acceptance and final approval of a request for a Home Occupation Permit to conduct junk removal services out of his residence located at 59 Bean Rd. The property is located in the R-1 (Residential, by map) and Aquifer Conservation Districts, and is serviced by an onsite septic system and Merrimack Village District for water.

According to the application, Mr. Elias and one other resident of the property will be employed by the Home Occupation. A business sign is not proposed at the premises at this time, but a truck and trailer will have a wrap on it advertising the business (see attached materials). The Board should be prepared to discuss whether or not this “wrap” should be considered signage and if it is compliant with the spirit and intent of the ordinance.

According to the assessing database, the home totals 3,748 s.f. (2,457 s.f. in gross living area). Mr. Elias indicates on the application that the proposed business will occupy approximately 168 s.f., which is well within the 25% threshold (approximately 6.8% of the gross living area). The business would entail junk removal and hauling using a truck and a 6’x12’ trailer. Items will be stored on the trailer until they get recycled or donated to charity organizations within 24 hours.

The parcel contains approximately 2.755 acres, with Baboosic Brook and surrounding wetlands covering a majority of the rear area. The premise is served by a circular driveway with an attached longer driveway that extends to the rear of the house off Bean Road and the house sits approximately 50 ft. back from the road. No clients are expected to visit the property. Based upon the aerial map, there appears to be sufficient parking provided at the property. The proposed hours of operation are 8 am – 6 pm. The Board may wish to discuss if those hours are Monday-Friday or 7 days per week.

**The planning staff recommends that the Board vote to accept the application for review, and grant final approval of the home occupation, with any conditions the Board believes are appropriate following the Public Hearing.**

ec: John Elias, Applicant  
Carol Miner & Fred Kelley, Building Department  
File  
Correspondence